111.0	0004	0001.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	836,900 / 836,900
					USE VALUE:	836,900 / 836,900
					ASSESSED:	836,900 / 836,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		BERKELEY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCHWARTZ KAREN M
Owner 2:	WELLNITZ ANDREW B
Owner 3:	
Street 1:	30 BERKELEY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	YUNIS MARIA T -
Owner 2:	-
Street 1:	30 BERKELEY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,800 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1932, having primarily Wood Shingle Exterior and 2473 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6800.000	400,100		436,800	836,900
Total Card	0.156	400,100		436,800	836,900
Total Parcel	0.156	400,100		436,800	836,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 338.47 | /Parcel: 338.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	70746
GIS Ref	
GIS Ref	
Insp Date	11/12/18

!8644!

PREVIOUS ASSESSMENT

Parcel ID: 111.0-0004-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	400,100	0	6,800.	436,800	836,900	836,900	Year End Roll	12/18/2019
2019	101	FV	299,200	0	6,800.	430,600	729,800	729,800	Year End Roll	1/3/2019
2018	101	FV	299,200	0	6,800.	330,700	629,900	629,900	Year End Roll	12/20/2017
2017	101	FV	299,200	0	6,800.	312,000	611,200	611,200	Year End Roll	1/3/2017
2016	101	FV	299,200	0	6,800.	287,000	586,200	586,200	Year End	1/4/2016
2015	101	FV	292,000	0	6,800.	268,300	560,300	560,300	Year End Roll	12/11/2014
2014	101	FV	292,000	0	6,800.	247,100	539,100	539,100	Year End Roll	12/16/2013
2013	101	FV	292,000	0	6,800.	247,100	539,100	539,100		12/13/2012

PRINT

Date	Time
12/10/20	23:11:42

LAST REV

Date	Time
09/05/19	14:48:50
apro	
8644	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
YUNIS MARIA T,	54292-140		2/12/2010		538,000	No	No		
FOLEY GERALD/ET	48689-442		12/19/2006	Family	1	No	No		
BATTITE ROBERT	25521-179		7/28/1995		227,125	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/23/2018	1211	Redo Bas	1,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2018	MEAS&NOTICE	HS	Hanne S
2/27/2009	Measured	189	PATRIOT
5/24/2004	External Ins	BR	B Rossignol
4/19/2000	Inspected	264	PATRIOT
2/3/2000	Measured	197	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	70746
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6800		Sq. Ft.	Site		0	70.	0.92	6									436,801						436,800	

Total AC/HA: 0.15611 | Total SF/SM: 6800 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 436,801 | Spl Credit | Total: 436,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1932	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	20	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.25623560
Const Adj.:	0.99989998
Adj $ / SQ:	163.294
Other Features:	101000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	491539
Depreciation:	91426
Depreciated Total:	400113

COMMENTS

OF=TOILET FFL AND BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	

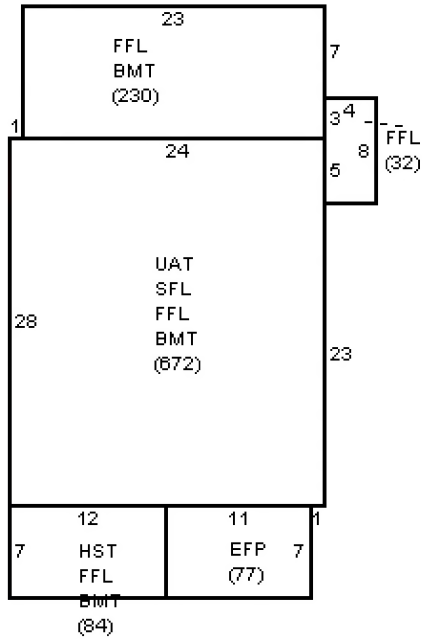
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	163.29
Special Features:	0	Val/Su Net:	135.03
Final Total:	400100	Val/Su SzAd	231.00

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,018	163.290	166,234
BMT	Basement	986	90.140	88,877
SFL	Second Floor	672	163.290	109,734
UAT	Upper Attic	168	83.440	14,018
EFP	Enclos Porch	77	62.580	4,818
HST	Half Story	42	163.290	6,858

Net Sketched Area:	2,963			Total:	390,539
Size Ad	1732	Gross Are	3509	FinArea	2473

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	70	G	
UAT	100	FLA	30	G	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

111.0-0004-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X12	A	AV	2018	0.00	T	1	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc